

P&D Builders Ltd.
59 Greif Parkway Suite 100
Delaware, Ohio 43015
(740) 201-8079
Fax (740) 201-8084
www.pndbuilders.com

ALL DRAWINGS ARE THE EXCLUSIVE PROPERTY OF AND ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT WRITTEN CONSENT OF THE ARCHITECT OF THE FIRM.

1565

1565

1565

1565

1565

1565

1565

1565

1565

1565

1565

1565

1565

1565

1565

1565

1565

PRELIMINARY DESIGN - NOT FOR CONSTRUCTION



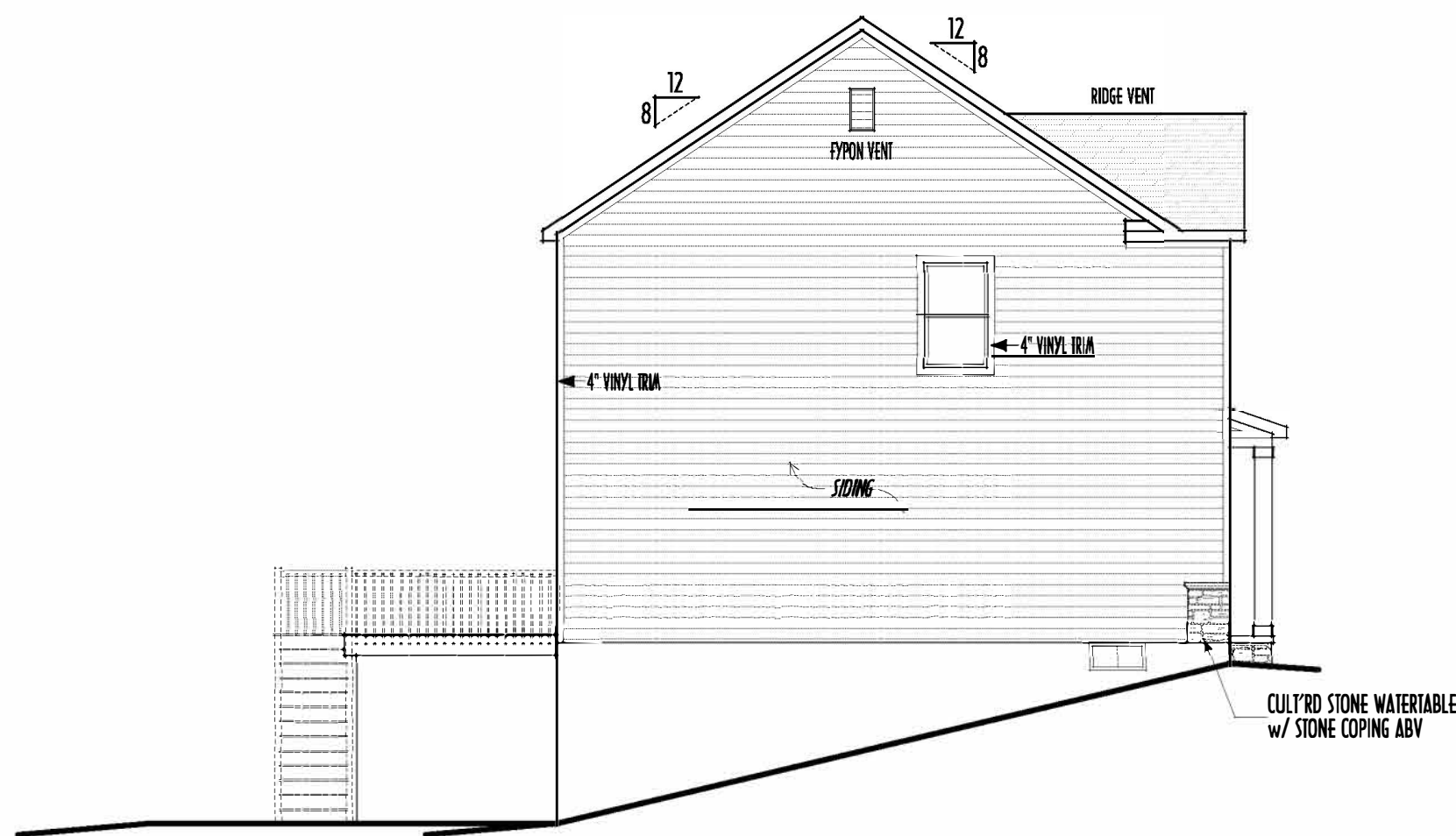
FRONT ELEVATION
SCALE : 1/4" = 1'-0"

FIELD DESIGN FOR ONE STEP DOWN
TO WALK GRADE FOR GARAGE AS NECESSARY
EXACT DOOR & SIDEWALK STYLE
TO BE DETERMINED BY CLIENT

10" SQ. BUILT-UP
WOOD POST TOP
CULTURED STONE
VENEER

16x8 OVERHEAD GARAGE DOOR

CULTURED STONE WATERTABLE
w/ STONE COPING ABOVE



LEFT ELEVATION
SCALE : 1/8" = 1'-0"

FIRST FLOOR CEILINGS @ 9'-1 1/8" UNLESS NOTED OTHERWISE
FIRST FLOOR WINDOW HEADERS @ 7'-6" UNLESS NOTED OTHERWISE

EMERGENCY EGRESS OPERABLE (E.E.O.) WINDOWS IN ALL BEDROOMS
SEE ROOF PLAN FOR SLOPE & RAKE SIZES

RUN BRICK VENEER 1" PAST FRAMING CORNERS
CULTURED STONE VENEER WRAPS FRONT CORNERS MIN 6"
INTO 1X6 WOOD TRIM UNLESS NOTED

FLASH & CAULK ELEVATIONS AS NECESSARY TO PROVIDE A
A WEATHER-TIGHT SEAL BETWEEN MATERIALS, FRAMING & TRIM

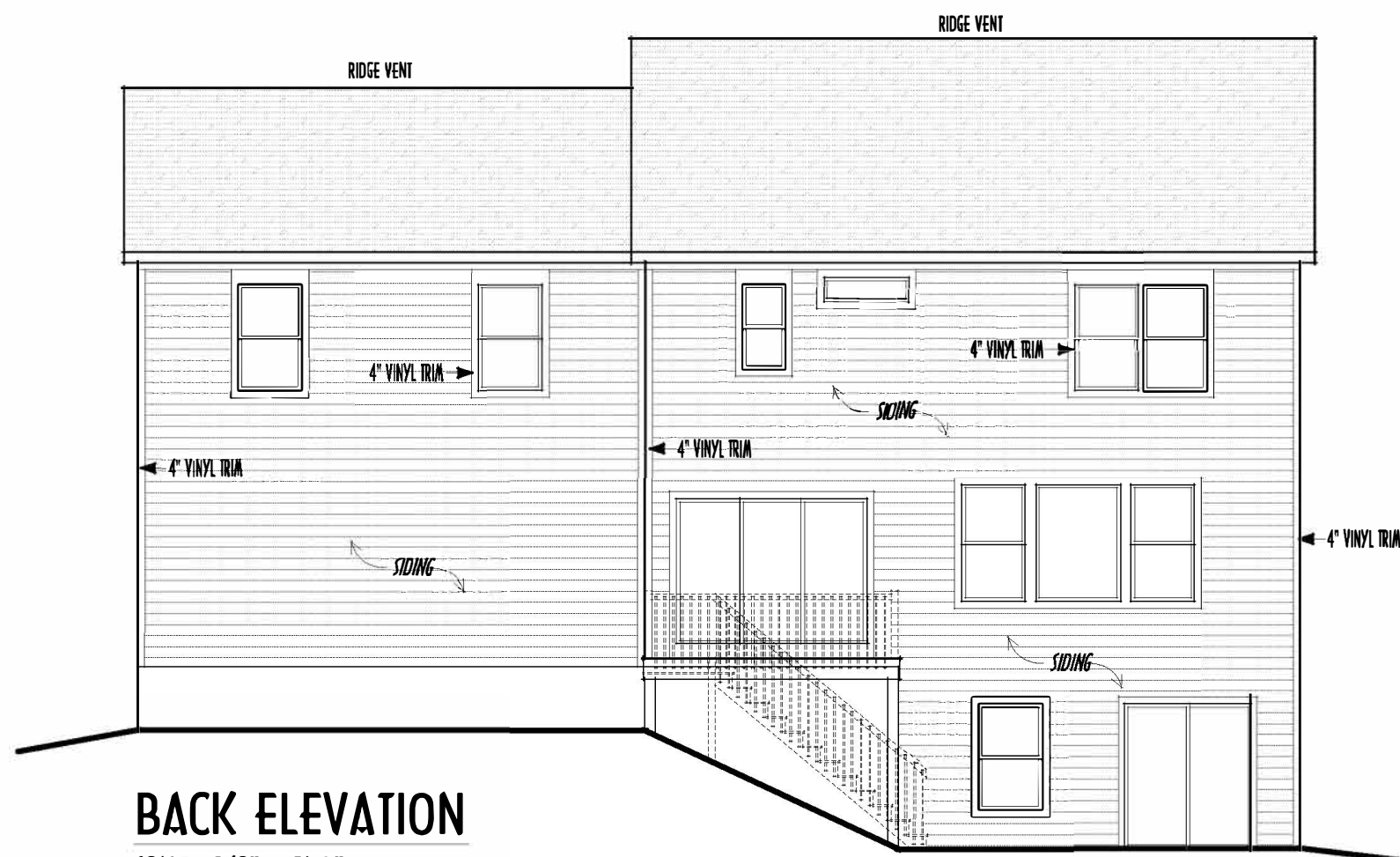
WINDOWS & DOORS (BRAND & DESIGN) PER CONTRACT

WINDOWS & DOORS ARE TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS
CONFIRM WINDOW SIZES & ROUGH-OPENINGS WITH SUPPLIER

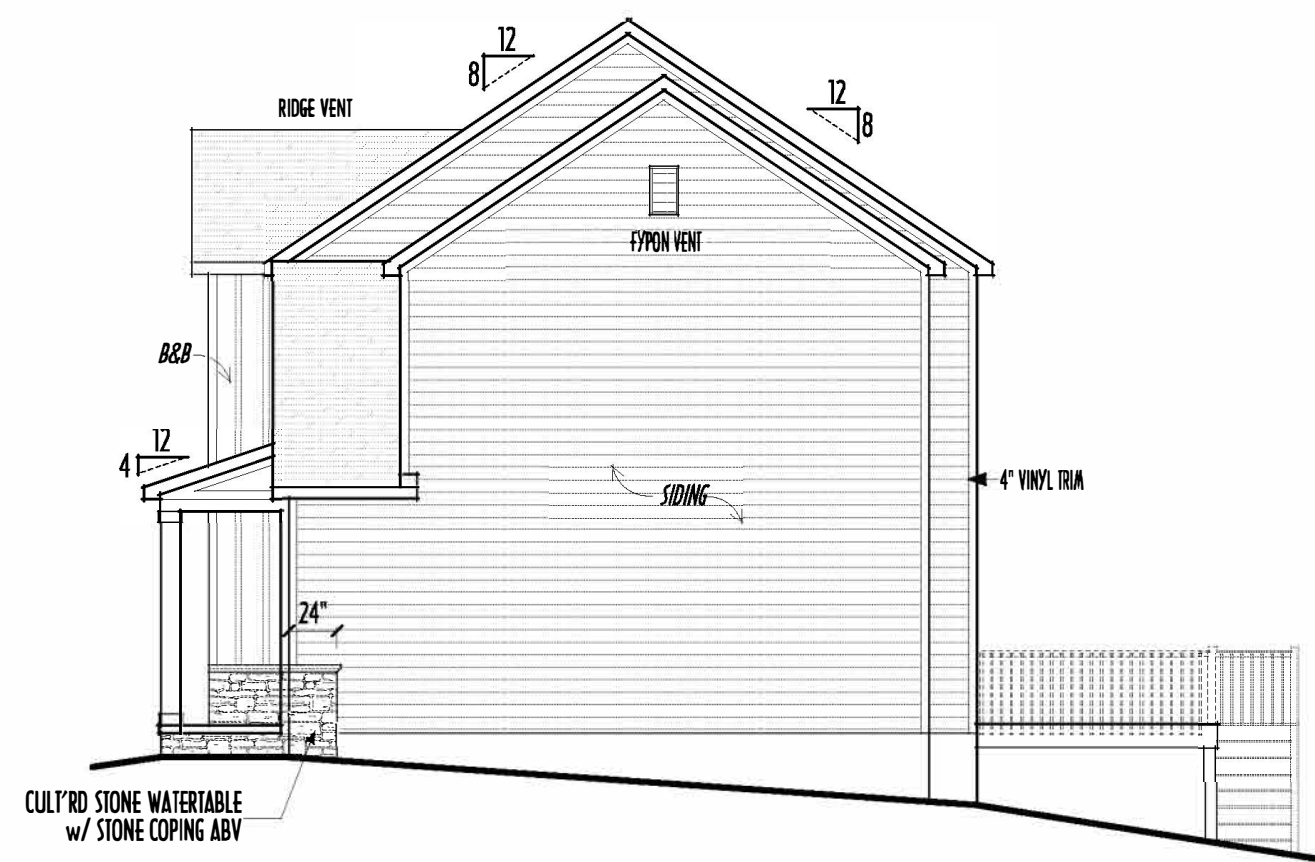
RUN STUCCO, STONE & BRICK VENEER TO GRADE UNLESS NOTED

WEAP SCREEDS FOR STUCCO EXTERIORS SHALL COMPLY WITH R-703.6.2.1
(#26 GALV CORROSION-RESISTANT SCALED AT/ABV FOUNDATION PLATE (3.5" FLANGE)
PLACED AT MIN 4" ABOVE EARTH / 2" ABOVE PAVING, ALLOWING TRAP'D WATER TO DRAIN)

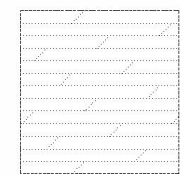
SLOPE GRADE AWAY FROM FOUNDATION FOR PROPER DRAINAGE



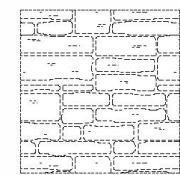
BACK ELEVATION
SCALE : 1/8" = 1'-0"



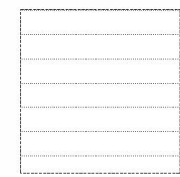
RIGHT ELEVATION
SCALE : 1/8" = 1'-0"



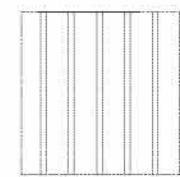
DIMENSIONAL SHINGLES



FAUX STONE VENEER

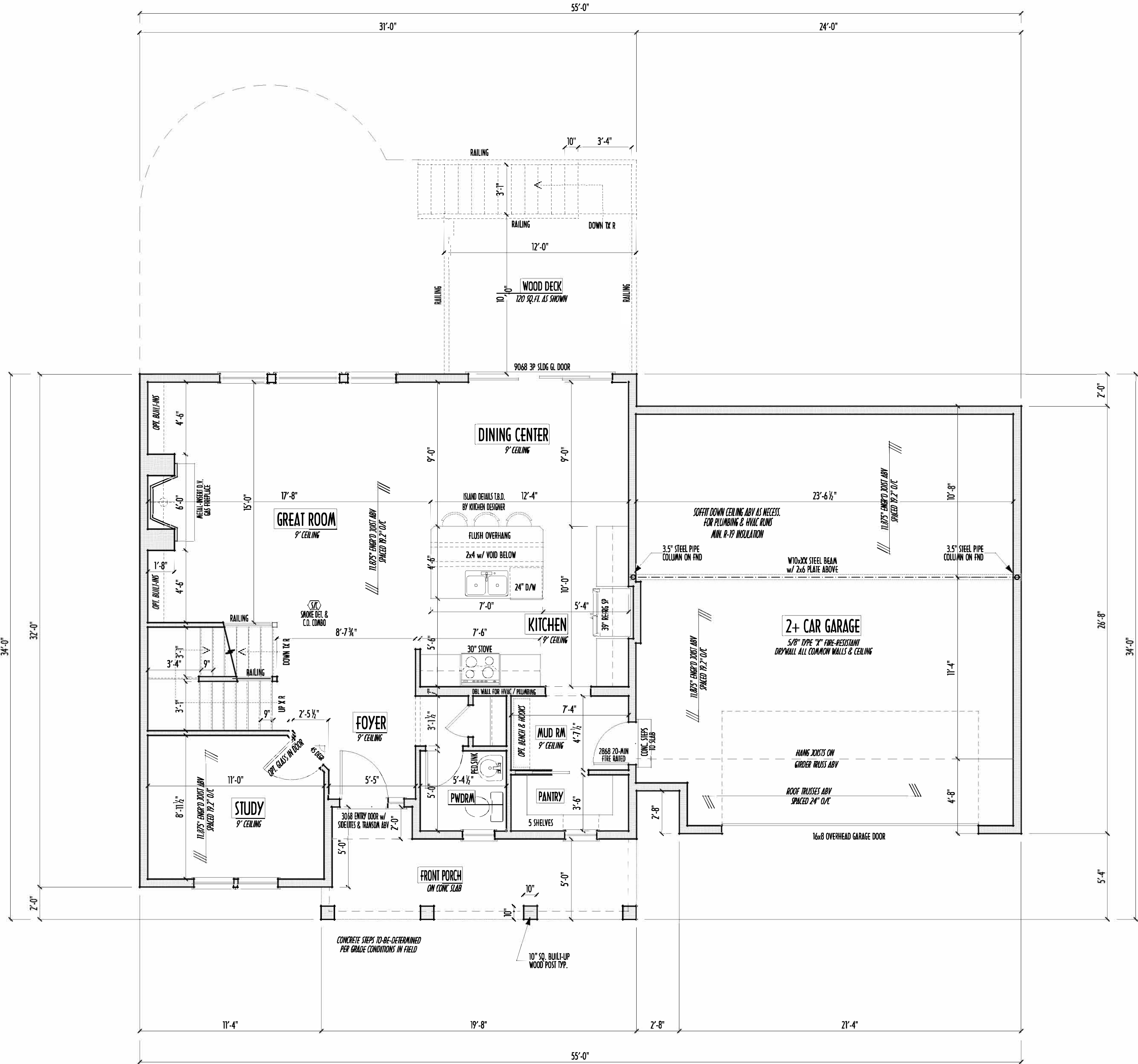


HORIZ. LAP HARD SIDING (OR EQUIV.)



BOARD & BATTEN VERTICAL SIDING

FIRST FLR LIVING SP = 926 SQ.FT.
SECOND FLR LIVING SP = 1,410 SQ.FT.
TOTAL LIVING SP = 2,336 SQ.FT.
OPT. FINISHED BSMT = ... SQ.FT.



FIRST FLOOR PLAN
SCALE : 1/4" = 1'-0"



FIRST FLR LIVING SP =	926 SQ.FT.
SECOND FLR LIVING SP =	1,410 SQ.FT.
TOTAL LIVING SP =	2,336 SQ.FT.
OPT. FINISHED BSMT =	... SQ.FT.

PRELIMINARY DESIGN - NOT FOR CONSTRUCTION

1ST FLR

P&D Builders Ltd.
59 Greif Parkway Suite 100
Delaware, Ohio 43015
(740) 201-8079
Fax (740) 201-8084
www.pndbuilders.com

1565

RONALD W. DANNE
1717085
RONALD W. DANNE LICENSE #177085
EXPIRATION DATE 12/31/2019

614.207.6266 danne@dd@gmail.com

REVISION DATE:	BY:	PAID/CD
12/3/21	rwd	concepts
12/6/21	"	prelms
12/7/21	jam	prelms
12/9/21	rwd	prelms
12/10/21	rwd	prelms
1/2/22	rwd	QTO

10'-SCALE WHEN PRINTED 24x36 - PAPER SIZE 11"

0 10 20 30 40 50 60"

FIELD MEASUREMENTS - DO NOT SCALE PRINTS

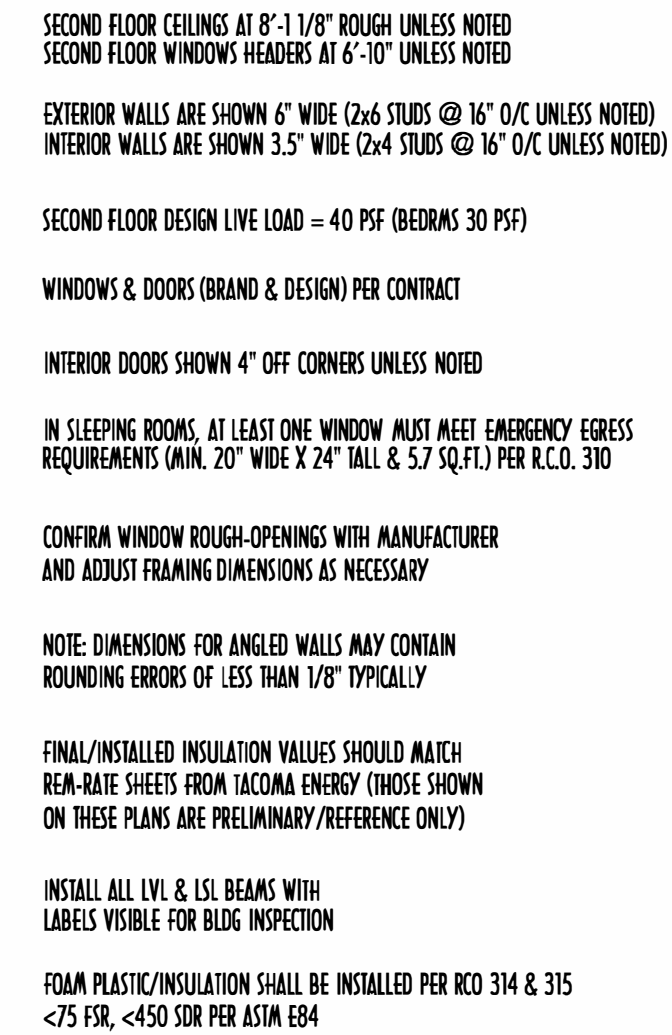
DESIGNED: P&D / rwd

PAGE: 3 of 9

P & D
BUILDERS
EST. 1962

DESIGNS ARE THE EXCLUSIVE PROPERTY OF PWD BUILDERS LTD.
REPRODUCTION OR OTHER USE OF THESE PLANS WITHOUT THE
WRITTEN CONSENT OF THE AUTHOR OF THE PLANS.

P&D / rwd

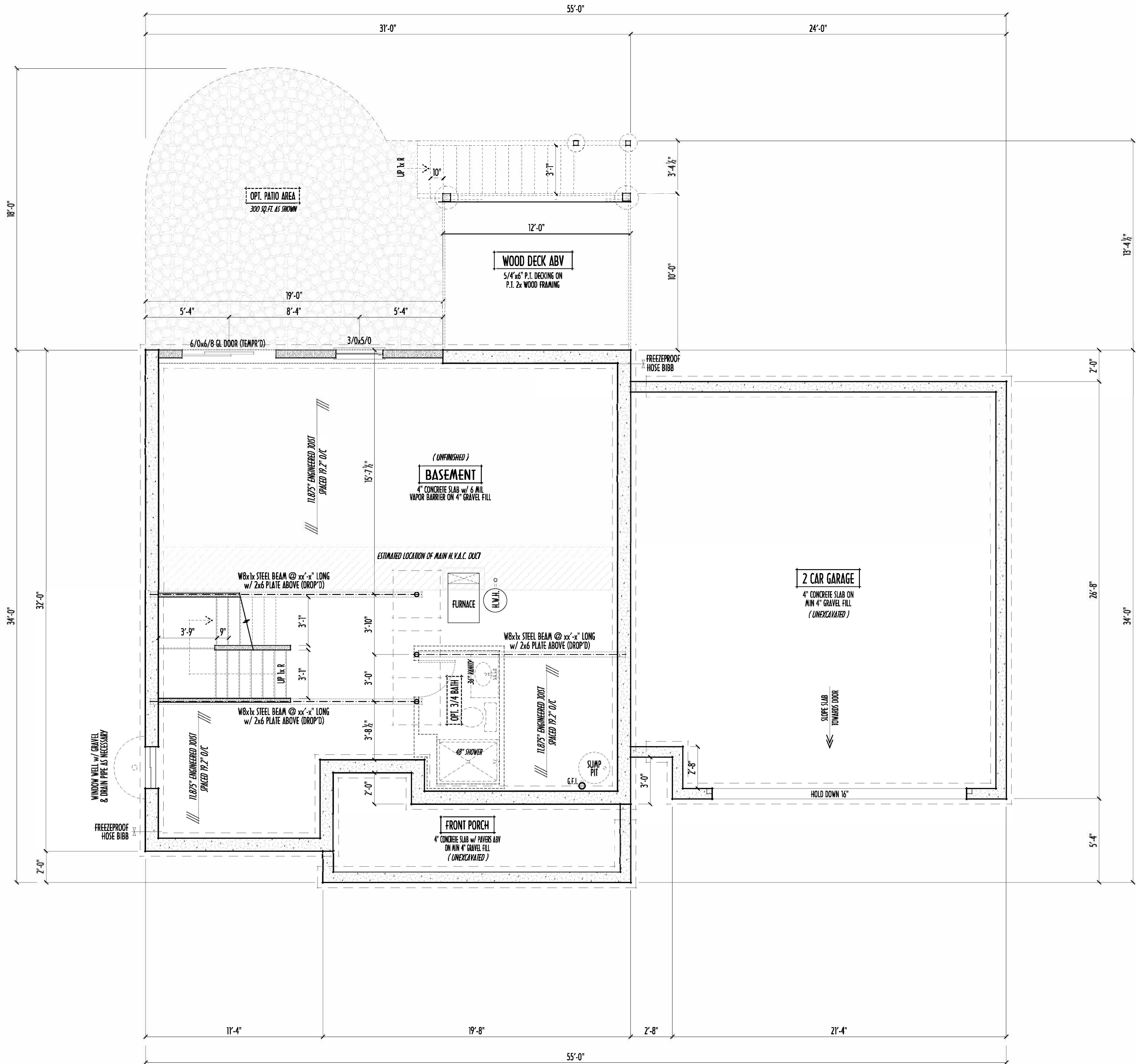


SCALE : 1/4" = 1'-0"

1" SCALE WHEN PRINTED 24x36 - PAPER SIZE "D"

12" 24" 4'-0" 6'-0"

FIELD VERIFY DIMENSIONS - DO NOT SCALE PRINTS



FOUNDATION / BASEMENT PLAN
SCALE : 1/4" = 1'-0"

MAX. UNBALANCED FILL FOR 8" THICK POURED CONC. WALL OR C.M.U. BLOCK WALL = 7'-0" ABOVE SLAB

WATERPROOFING / DAMPROOFING PER CODE

ALL STRUCTURAL LUMBER IS MIN. CANADIAN SPECIES #2 SPRUCE-PINE-FIR, UNLESS NOTED OTHERWISE

FIRST FLOOR DESIGN LIVE LOAD = 40 PSF

BASEMENT ELECTRICAL LAYOUT FOR REFERENCE ONLY - CONSULT WITH HOMEOWNER PRIOR TO INSTALLATION FOR EXACT LOCATIONS

GRADE MIN. 8" BELOW TOP OF FOUNDATION, SLOPING AWAY FOR PROPER DRAINAGE MIN. 6" DROP IN FIRST 10FT OF RUN

AVOID FLOORJOISTS LOCATED DIRECTLY BELOW PLUMBING DRAINS & TRAPS

BLOCK BETWEEN FLOORJOISTS BELOW STRUCTURAL POINTS (CRUSH ZONES) WITH APPROPRIATE 2X FILL

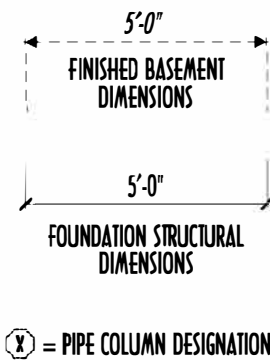
SEE COVER SHEET FOR GENERAL FOUNDATION CONSTRUCTION NOTES

STEP DOWN FOOTING AS NECESSARY TO REMAIN MIN. 36" BELOW GRADE

USE PRES-TREATED EXTERIOR-GRADE LUMBER WHERE EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE

FOUNDATION WALL ENGINEERING & REINFORCEMENT PER SHEPHERD EXCAVATING DESIGN-DETAIL RC-16

INSTALL ALL LVL & LSL BEAMS WITH LABELS VISIBLE FOR BLDG INSPECTION



FND/BSMT

P&D Builders Ltd.
59 Greif Parkway Suite 100
Delaware, Ohio 43015
(740) 201-8079
Fax (740) 201-8084
www.pndbuilders.com

ALL DIMENSIONS ARE THE DECISION PROPERTY OF THE ARCHITECT. NO RESPONSIBILITY FOR CORRECTNESS OF THESE DIMENSIONS SHALL BE ASSUMED BY THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF THESE DIMENSIONS.

FND 08.1

1565

PRELIMINARY DESIGN - NOT FOR CONSTRUCTION

RONALD W. DANNE
1717085
RONALD W. DANNE LICENSE #177085
EXPIRATION DATE 12/31/2019

Danne
Residential Design & Drafting, Inc.
614.207.6266 danne@danne.com

REVISION DATE:	BY:	DESCRIPTION
12/3/21	rwd	concepts
12/6/21	"	prelims
12/7/21	jam	prelims
12/9/21	rwd	prelims
12/10/21	rwd	prelims
1/2/22	rwd	QTO

1/2" SCALE WHEN PRINTED 24x36" - PAPER SIZE 11"

0 12 24 36 48 60

FEET (VERTICAL DIMENSIONS - DO NOT SCALE THESE)

DESIGNED: P&D / rwd

PAGE: 2 of 9

FIRST FLR LIVING SP =	926 SQ.FT.
SECOND FLR LIVING SP =	1,410 SQ.FT.
TOTAL LIVING SP =	2,336 SQ.FT.
OPT. FINISHED BSMT =	... SQ.FT.